175.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,100 / 946,100
					USE VALUE:	946,100 / 946,100
					ASSESSED:	946,100 / 946,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TORRES JOSE A
Owner 2:	HAMMER DORIS M
Owner 3:	
Street 1:	181 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,018 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1994, having primarily Vinyl Exterior and 2665 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 4 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6018.000	525,700		420,400	946,100
Total Card	0.138	525,700		420,400	946,100
Total Parcel	0.138	525,700		420,400	946,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.04 | /Parcel: 355.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117162
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	525,800	0	6,018.	420,400	946,200	946,200	Year End Roll	12/18/2019
2019	101	FV	402,000	0	6,018.	414,400	816,400	816,400	Year End Roll	1/3/2019
2018	101	FV	389,600	0	6,018.	318,300	707,900	707,900	Year End Roll	12/20/2017
2017	101	FV	389,600	0	6,018.	300,300	689,900	689,900	Year End Roll	1/3/2017
2016	101	FV	389,600	0	6,018.	276,200	665,800	665,800	Year End	1/4/2016
2015	101	FV	384,200	0	6,018.	258,200	642,400	642,400	Year End Roll	12/11/2014
2014	101	FV	384,200	0	6,018.	237,800	622,000	622,000	Year End Roll	12/16/2013
2013	101	FV	384,200	0	6,018.	237,800	622,000	622,000		12/13/2012

!13638!

PRINT

Date	Time
12/11/20	03:33:53

LAST REV

Date	Time
09/06/18	18:53:15
apro	
13638	

USER DEFINED

Prior Id # 1:	117162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOW MICHAEL E &	1230-20		11/15/2000		462,000	No	No		
JOHNSON & JOHNS	1131-27		8/18/1994		265,400	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2013	1645	Re-Roof	7,750	C				
10/22/2009	1032	Redo Kit	30,000					
8/4/2003	645	Wood Dec	10,700			G6	GR FY06	expand existing de
3/16/1999	124	Redo Bas	15,000					FINISH BSMY ADD 1/
5/24/1994	226		117,000					42X30 NEW HOUSE
5/5/1994	178		5,000					FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Meas/Inspect	HS	Hanne S
2/4/2014	Info Fm Prmt	EMK	Ellen K
3/8/2001	MLS	MM	Mary M
12/21/1999	Mailer Sent		
12/16/1999	Measured	256	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6018		Sq. Ft.	Site		0	70.	1.00	6									420,380						420,400	

Total AC/HA:	0.13815	Total SF/SM:	6018	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,380	Spl Credit		Total:	420,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1994	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	5.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19687498
Const Adj.:	0.99495000
Adj $ / SQ:	148.854
Other Features:	125185
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555157
Depreciation:	29423
Depreciated Total:	525734

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 3		Baths: 2					HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

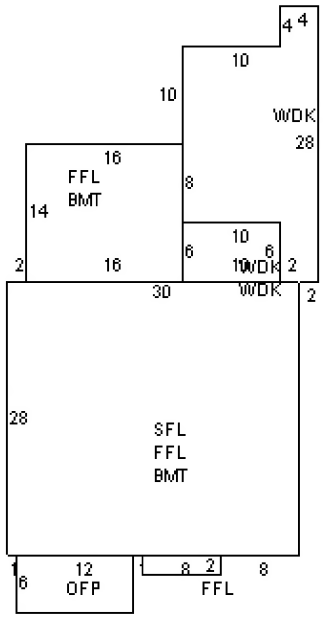
No Unit	RMS	BRS	FL
1	4	3	
Totals			
1	4	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.74
Special Features:	0	Val/Su Net:	151.59
Final Total:	525700	Val/Su SzAd	273.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	148.850	160,762
BMT	Basement	1,064	82.170	87,426
SFL	Second Floor	840	148.850	125,037
WDK	Deck	412	8.380	3,454
OFP	Open Porch	72	39.220	2,824

Net Sketched Area:	3,468			Total:	379,503
Size Ad	1920	Gross Are	3468	FinArea	2665

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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